

CITY OF NEWPORT BEACH - NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 6, 2012**, at **5:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers (Building A) at 3300 Newport Boulevard, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Plaza Corona del Mar - The applicant requests approval of a horizontal mixed-use development with six detached dwelling units above a common subterranean parking structure, a 2,160-square-foot office addition above an existing 535-square-foot delicatessen (Gallo's Deli), and a 10-space shared surface parking lot. The following approvals are requested or required in order to implement the project as proposed:

1. A site development review to ensure compatibility with the site and surrounding land uses;
2. A conditional use permit to allow parking for nonresidential uses in a residential zoning district and to allow off-site parking;
3. A modification permit to allow a retaining wall up to 17 feet 2 inches in height, where the Zoning Code limits the height to 8 feet;
4. A variance for the residential structures to establish a 15-foot front setback and corresponding buildable area where a 20-foot setback is currently required; and
5. A tentative tract map for residential condominium purposes and to consolidate five lots and portions of a vacated alley into two lots.

The project is categorically exempt under Section 15332, of the California Environmental Quality Act (CEQA) Guidelines - Class 32 (In-Fill Development). This exemption applies to in-fill development projects in urban areas that are consistent with the General Plan and applicable development standards. In addition, the proposed development must occur on a site of no more than 5 acres, have no value as habitat for endangered, rare or threatened species, be adequately served by all utilities and public services, and must not result in any significant effects relating to traffic, air quality, water quality, or any other significant effect on the environment due to an unusual circumstance. The project satisfies the conditions of this exemption.

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Section 20.64. The application may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the Planning Division (Building C, 2nd Floor), 3300 Newport Boulevard, Newport Beach, California, 92663 or at the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding this public hearing item please contact Jaime Murillo, Associate Planner, at (949) 644-3209, jmurillo@newportbeachca.gov.

Project File No.: PA2010-061

Activity No.: UP2012-011, MD2012-011, SD2012-001, NT2012-001, and VA2012-007

Zone: Commercial Corridor (CC) and Multiple Residential (RM)

General Plan: Corridor Commercial (CC) and Multiple-Unit Residential (RM)

Location: 3900 and 3928 East Coast Highway

Applicant: Marcelo E. Lische, Architect AIA

Fred Ameri, Secretary, Planning Commission, City of Newport Beach